MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
OCTOBER 10, 2017
7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:00 PM., by Chairman Bill Cordova.

2. PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Bill Cordova.

PRESENT:

Chairman Bill Cordova
Commission Member Guillermina Fuentes
Commission Member Marco A. Pinzon
Commission Member Jose A. Ponce

ABSENT:

Vice Chairman Javier Barraza
Commission Member Daniel Bazua
Commission Member Hugo Garcia

OTHER PRESENT: Jose A. Guzman, Acting Planning and Zoning Director
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Rich Bauermann, Fire Department

CONSENT AGENDA:

3. A. MINUTES OF

- Regular Planning & Zoning Commission Meeting held September 12, 2017

3. B. CONTINUANCES

Rezoning Case No. 2017-0605 / A request by (Nieves Riedel) Riedel Holdings, LLC, owner, to rezone 15.1 acres, more or less, from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) zoning district. Assessor parcel ID # 776-09-003 located between 6th Avenue and 8th Avenue, north of Bienestar Estates #5 and South of East Main Canal. The purpose of the zone change is to allow for the building of a future townhouse project. **(Item to be presented during the Planning and Zoning Commission meeting on November 14, 2017)**

MOTION: **Marco A. Pinzon** / **Jose A. Ponce** to APPROVE the Consent Agenda as presented. Motion passed unanimously (4-0).

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0664. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations §152.078(E)-Table No. 3-Development Standards to amend the provisions for side yard setback for R1-6 zoning district; amending subsections 152.091(A) and (B) (1) to clarify applicability of design and development standards for single detached residence dwelling lots created prior to March 1, 2016.

A. Open Public Hearing

MOTION: **Marco A. Pinzon** / **Jose A. Ponce** to opened the public hearing. Motion passed unanimously (4-0).

Jose A. Guzman, Acting Planning and Zoning Director, summarized staff report of Text Amendment Case No. 2017-0664.

Commissioner Marco A. Pinzon, asked when you say that two hours fire resistive, is that like a special material. **Guzman** responded yes, they have to use fire resistive fire wall and you can either have no openings on the side or you can have special windows and doors that are fire resistive.

Rich Bauermann, Fire Department, stated that currently R1-6 has a seven (7) foot setback. If you are going to reduce that setback to five (5) foot with a two foot overhang that leaves six (6) foot in between roof top. If we do not get soon enough fire would jump. So to prevent that, the City Council has agreed to a 2 hour fire resistive rating, if you are going to impede on that 7 foot setback. And if you are going up to 5 foot you have to have 2 hours fire resistive that requires going to the roof line with double 5'8 not that expensive to create a 2 hour fire wall**. Furthermore Mr. Bauermann** explained that they are trying to come up with options because of the R-2 zoning. But, if it comes to the fire department and you want to encroach a foot we automatically deny it. Because this is an option to be able to proceed to encroach on those setbacks.

Guzman stated that the new subdivisions minimum lot size will be 6,000 square feet. This amendment will also cover the existing small lots on R-2 zoning, those empty lots will also have this option.

Pinzon asked Mr. Guzman why this come up. **Mr. Guzman** responded that it was brought up by Council in a work session.

B. Close Public Hearing

Chairman calls for a motion to close public hearing.
MOTION: **Marco A. Pinzon / Jose A. Ponce** to close public hearing. Motion passed unanimously (4-0).

C. Action

MOTION: **Marco A. Pinzon / Jose A. Ponce** to forward Text Amendment Case No. 2017-0664 to the City Council with recommendation of Approval as presented by staff. Motion passed unanimously (4-0).

6. CALL TO THE PUBLIC

There were no public comments

7. ADJOURNMENT

MOTION: **Marco A. Pinzon / Jose A. Ponce** to adjourn the Regular Planning & Zoning Meeting at approximately 7:22 p.m. Motion passed unanimously.